

Proposal Basic Information

Proposal File No.	DMC/BP/0298/W22/2022
Owner Name	1) SMT NILAM BALA 2) KUMARI RANJU 3) NEETU TIWARI
Khata No	NEW - 551, OLD - 74
Plot No	NEW - 1468, 1467, OLD - 675, 676
Village Name	Saraidhela
Use	Mixed
SubUse	Resi+Comm

AREA STATEMENT	VERSION NO. : 1.0.65
DHANBAD MUNICIPAL CORPORATION	VERSION DATE: 16/10/2020
PROJECT DETAIL:	
Region: JHARKHAND URBAN LOCAL BODIES	Plot Use: Mixed
District: DHANBAD	Plot SubUse: Resi+Comm
Authority: DHANBAD MUNICIPAL CORPORATION	PlotNearbyReligiousStructure: NA
Inward No: DMC/BP/0298/W22/2022	PlotSubPlot No: NEW - 1468, 1467, OLD - 675, 676
Application Type: General Proposal	North: Plot No. - OPEN PLOT NO 677 & PLOT NO 675 (P)
Project Type: Building Permission	South: Road Width - 4.57M WIDE ROAD
Nature of Development: New	East: Plot No. - TILSHWAR PRASAD
Location of Development Area: Old Area	West: Road Width - 6.1M WIDE ROAD

AREA OF PLOT (Minimum)	(A)	SQ.MT.	208.66
Deduction for NetPlot Area			
Surrender Free of Cost			6.10
Total			6.10
NET AREA OF PLOT(Gross Plot Area - Deduction from Gross Plot area)	(A-Deductions)		202.56
Deduction for Balance Plot Area(from Gross Plot Area)			
Surrender Free of Cost			6.10
Common Plot			23.71
Total			29.81
BALANCE AREA OF PLOT(Net Plot Area - Recreational/Amenity space)	(A-Deductions)		178.84
PLOT AREA FOR COVERAGE(Net Plot Area)	(A-Deductions)		202.56
Plot Area for FAR (Net Plot Area + Road Widening Area)	(A-Deductions)		208.66

COVERAGE CHECK		
Permissible Coverage area (60.00 %)		121.54
Proposed Coverage Area (46.33 %)		93.85
Total Prop. Coverage Area (46.33 %)		93.85
Balance coverage area (13.67 %)		27.69

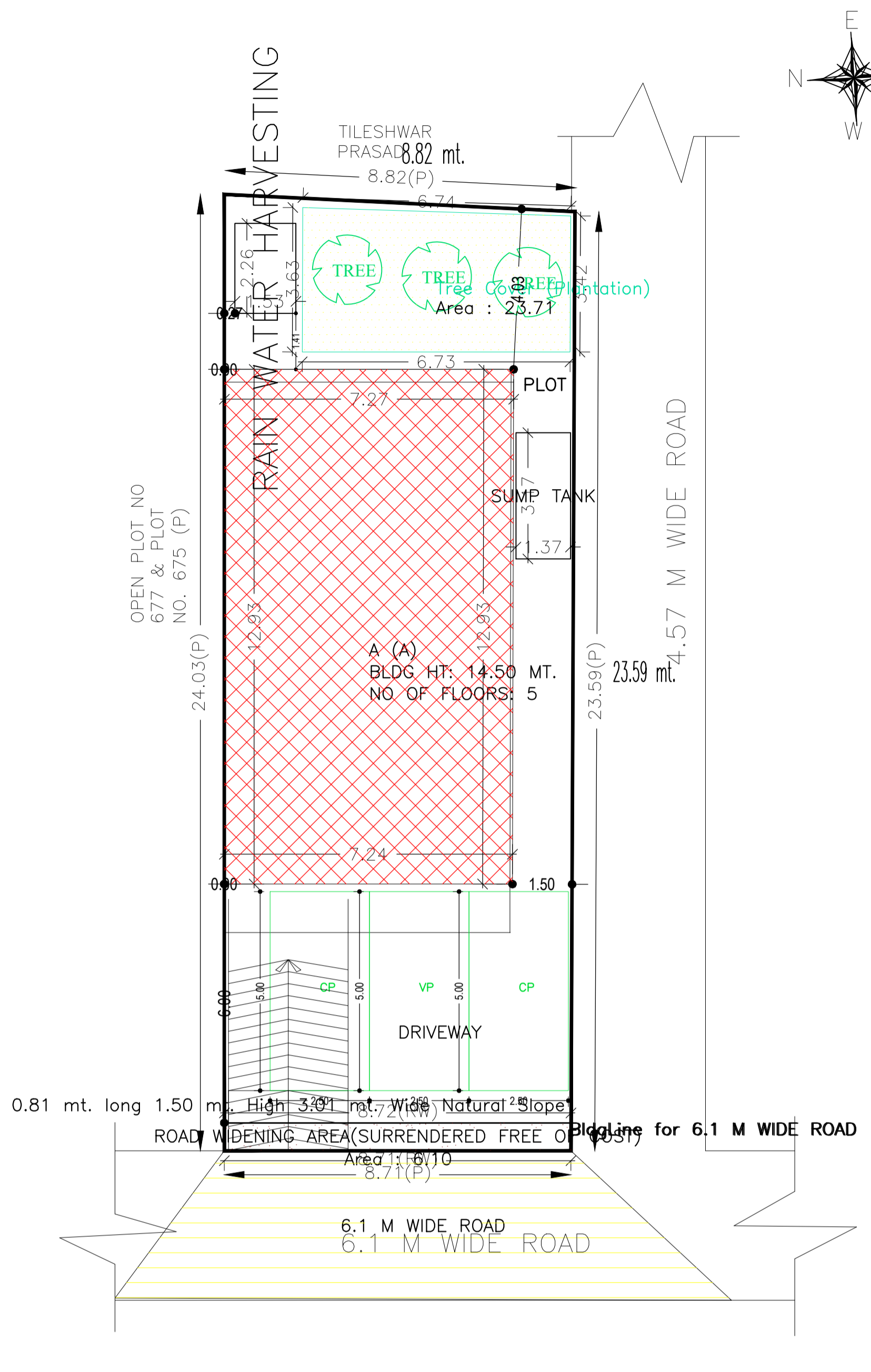
FAR CHECK		
Perm. FAR Area (2.500)		521.65
Total Perm. FAR area		521.65
Residential FAR		196.04
Commercial FAR		268.53
Proposed FAR Area		478.75
Total Proposed FAR Area		478.75
Consumed FAR (Factor)		2.29
Balance FAR Area		42.90

BUILT UP AREA CHECK		
Total Proposed BuiltUp Area		612.21

ARCHITECT (Regd)	Kushjee Pandey
ENGINEER (Regd)	
SUPERVISOR (Regd)	
OWNER (Regd)	1) SMT NILAM BALA 2) KUMARI RANJU 3) NEETU TIWARI

COLOR INDEX		
PLOT BOUNDARY		Black
ABUTTING ROAD		Green
PROPOSED CONSTRUCTION		Red
COMMON PLOT		Yellow
ROAD WIDENING AREA		Orange
EXISTING (To be retained)		Blue
EXISTING (To be demolished)		Light Blue

Buildingwise Floor FAR Details				
Floor Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	101.79	14.18	101.79	14.18
Ground Floor	113.66	93.85	113.66	93.85
First Floor	93.85	87.34	93.85	87.34
Second Floor	93.85	87.34	93.85	87.34
Third Floor	104.53	98.02	104.53	98.02
Fourth Floor	104.53	98.02	104.53	98.02
Terrace Floor	0.00	0.00	0.00	0.00
Total :	612.21	478.75	612.21	478.75



FAR & Tenement Details (Table 4c-1)

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
			Lift	Accessory Use	Parking	Resi.	Commercial				
A (A)	1	612.21	45.05	19.81	81.10	196.04	268.53	14.18	478.75	478.75	05
Grand Total	1	612.21	45.05	19.81	81.10	196.04	268.53	14.18	478.75	478.75	05

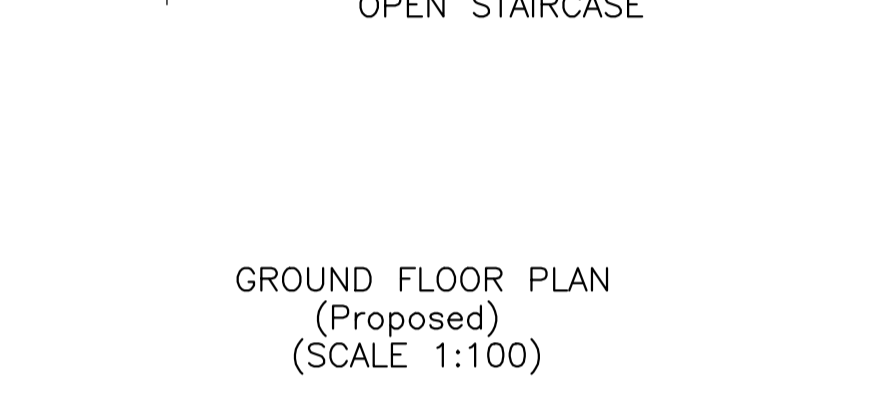
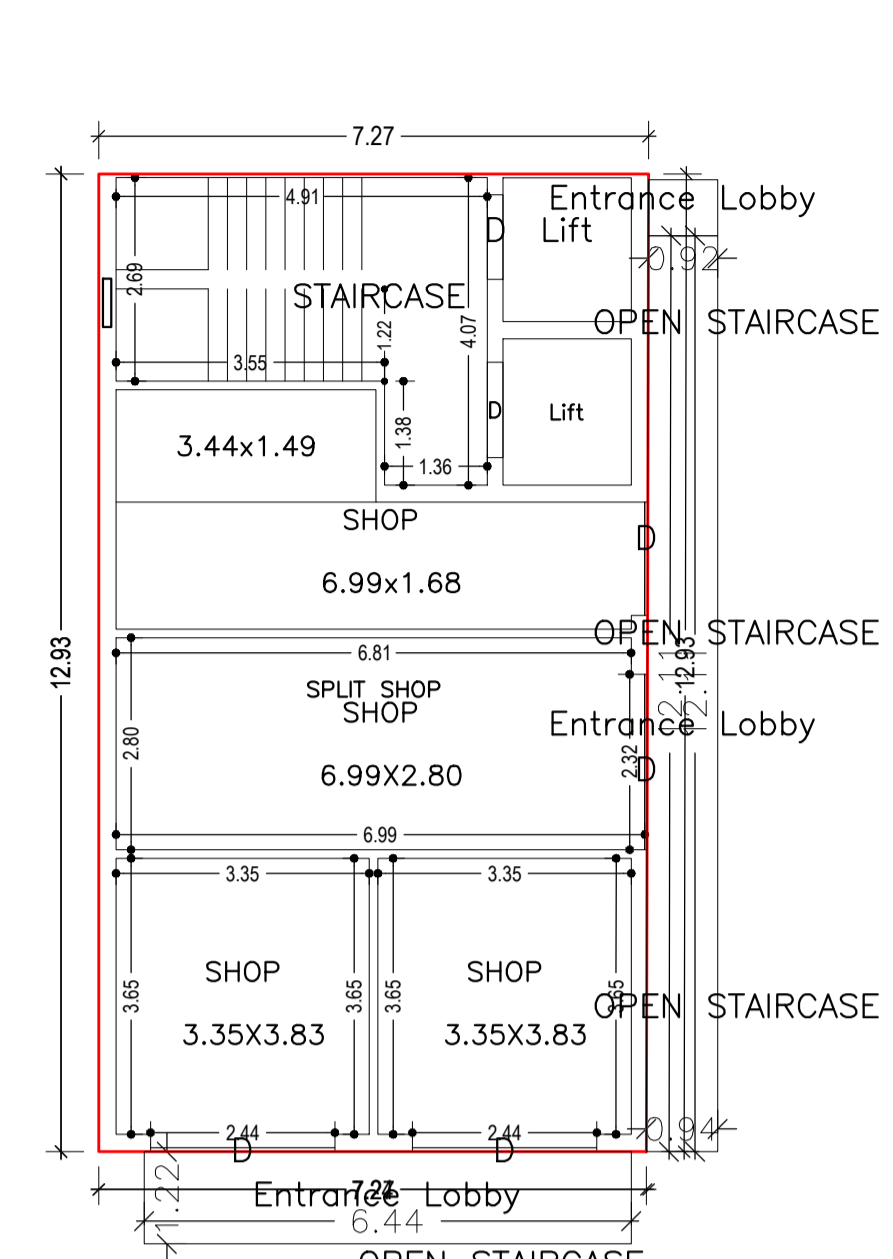
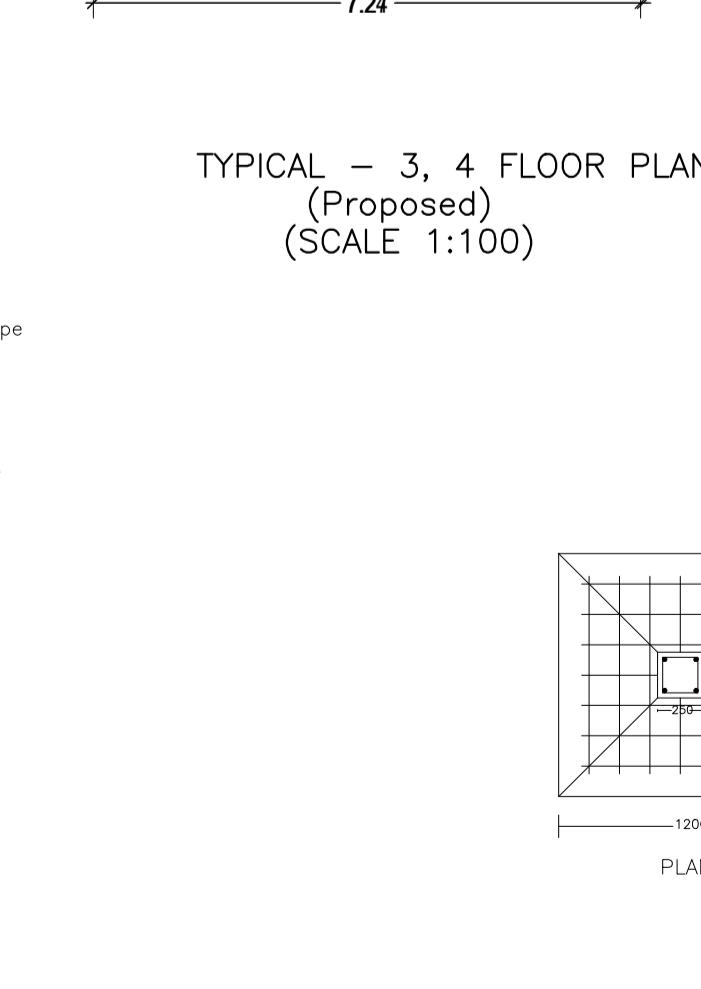
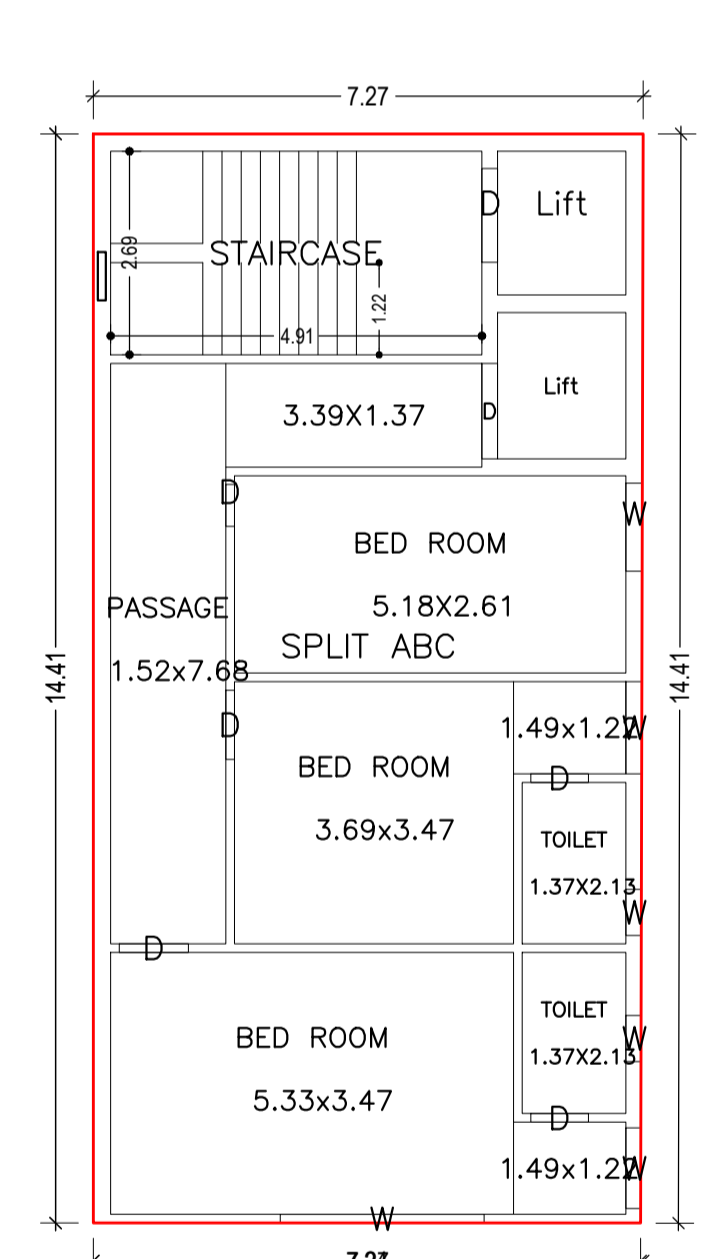
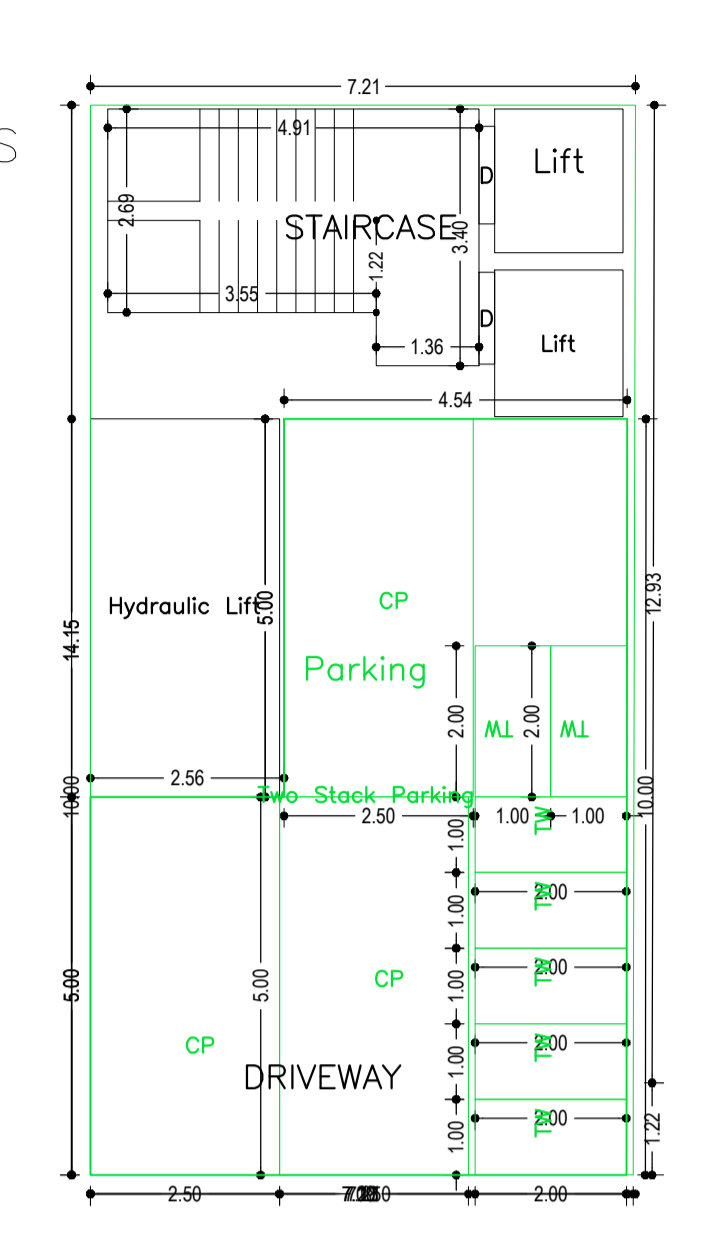
SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.55	2.10	02
A (A)	D	0.76	2.10	05
A (A)	D	0.91	2.10	05
A (A)	D	1.22	2.10	01
A (A)	D	1.26	2.10	02
A (A)	D	1.50	2.10	01
A (A)	D	1.61	2.10	01
A (A)	D	2.32	2.10	01
A (A)	D	2.43	2.10	01
A (A)	D	2.44	2.10	02
A (A)	D	2.50	2.10	01

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	W	0.61	1.20	04
A (A)	W	0.76	1.20	01
A (A)	W	1.07	1.20	02
A (A)	W	1.16	1.20	02
A (A)	W	1.22	1.20	02
A (A)	W	1.38	1.20	01
A (A)	W	1.52	1.20	02
A (A)	W	1.67	1.20	01
A (A)	W	2.70	1.20	02

ISO_A1_(841.00_x_594.00_MM)



Building :A (A)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Consumed Additional FAR Area (Sq.mt.)	Tnmt (No.)
		Lift	Accessory Use	Parking					
Basement Floor	101.79	19.01	0.00	81.10	0.00	14.18	14.18	00	
Ground Floor	113.66	0.00	19.81	0.00	0.00	93.85	93.85	01	
First Floor	93.85	6.51	0.00	0.00	0.00	87.34	87.34	01	
Second Floor	93.85	6.51	0.00	0.00	0.00	87.34	87.34	01	
Third Floor	104.53	6.51	0.00	0.00	98.02	0.00	98.02	01	
Fourth Floor	104.53	6.51	0.00	0.00	98.02	0.00	98.02	01	
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total :	612.21	45.05	19.81	81.10	196.04	268.53	478.75	05	

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Structure
A (A)	Commercial	ResiComm Bldg	Non-Highrise

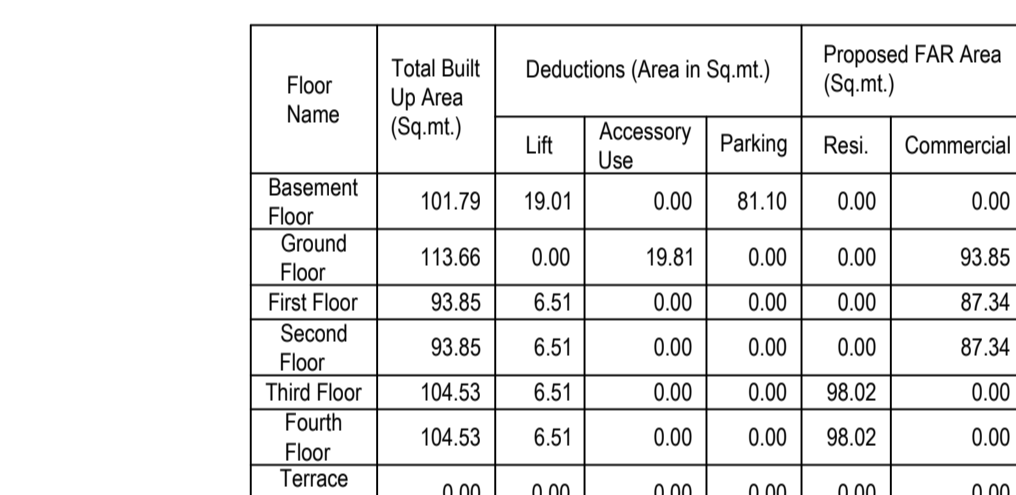
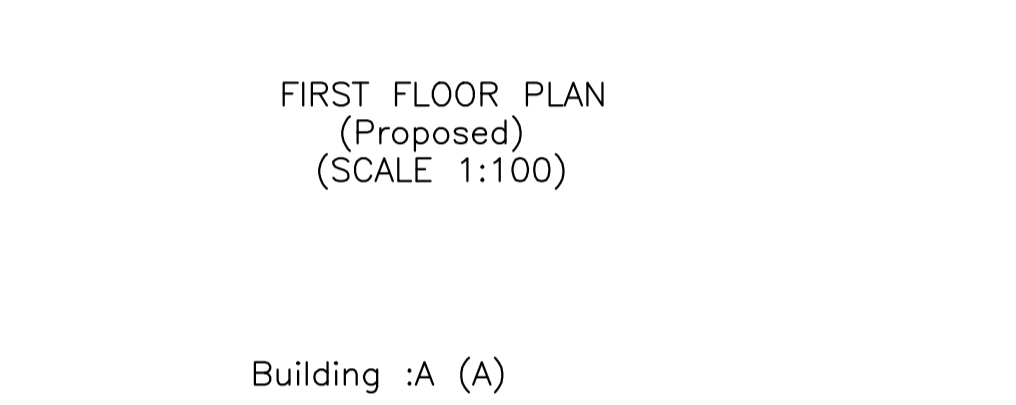
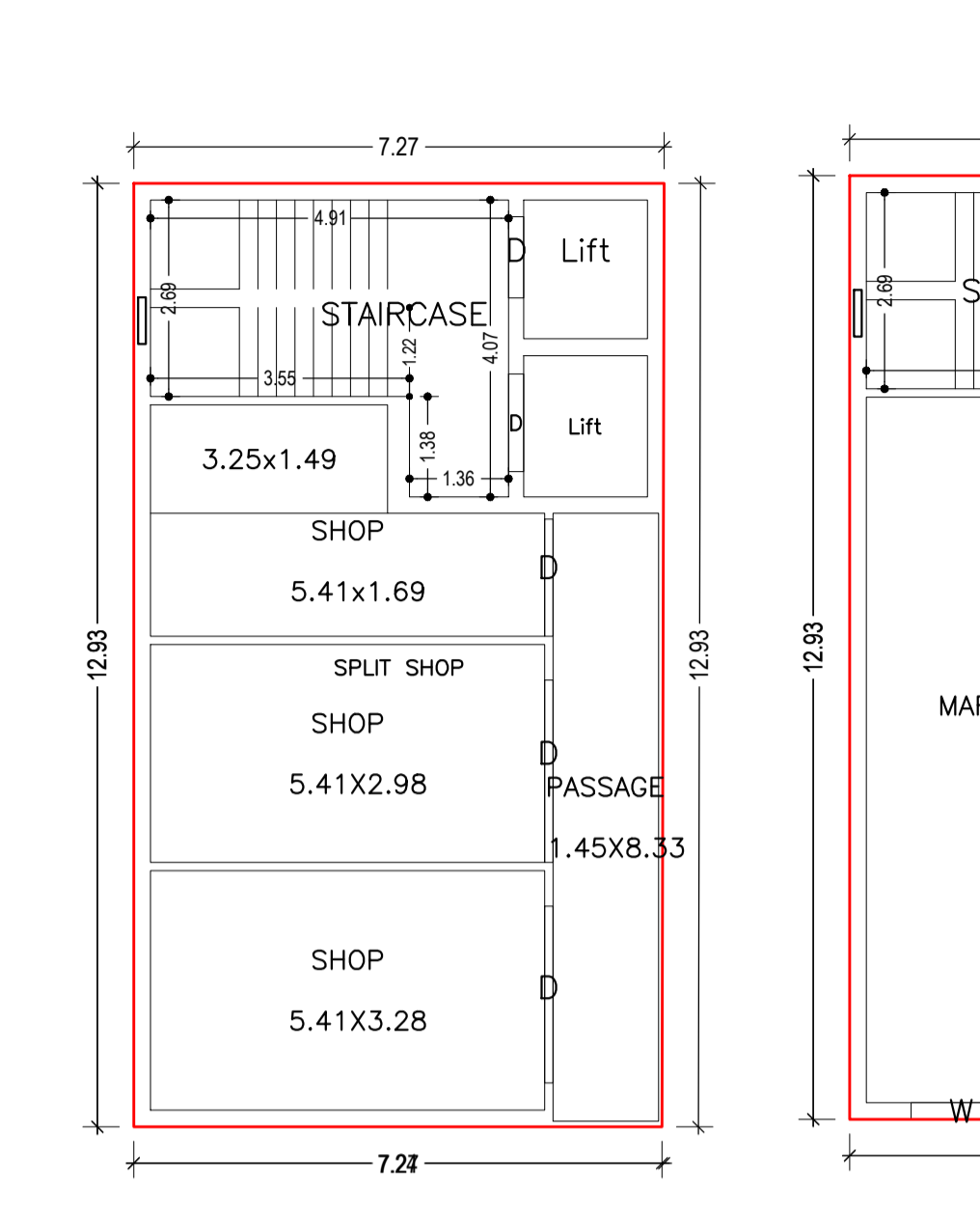
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		Visitors Car		TwoWheeler		
				Reqd.	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	Reqd./Unit	Prop.	
A (A)	Commercial	ResiComm Bldg	> 0	50	218.62	1	3	-	-	-	-	
			> 0	50	218.62	-	-	-	-	-	-	
			0 - 140	1	2.00	1.00	2	-	-	-	1	10
			> 140	1.5	-	1	-	-	-	-	-	-
A (A)	Residential	Residential Bldg/Apartment	> 0	1	2.00	-	-	-	-	-	1	2
			> 0	1	2.00	-	-	-	-	-	-	-
			-	-	-	-	5	6	-	1	1	-
Total :												

Parking Check (Table 7b)

Vehicle Type	Reqd.		Prop.	
	No.	Area	No.	Area
Car	-	-	4	50.00
Two Stack Car	-	-	2	25.00
Total Car	5	62.50	6	75.00
Visitor's Car Parking	-	-	1	12.50
Total Visitor Parking	1	12.50	1	12.50
TwoWheeler	-	-	7	14.00
Two Stack TwoWheeler	-	-	7	14.00
Total TwoWheeler	12	24.00	14	28.00
Other Parking	-	-	-	17.10
Total		99.00		160.60

LTP NAME AND SIGNATURE
Kushjee Pandey
DMC/ARC/0027/2017

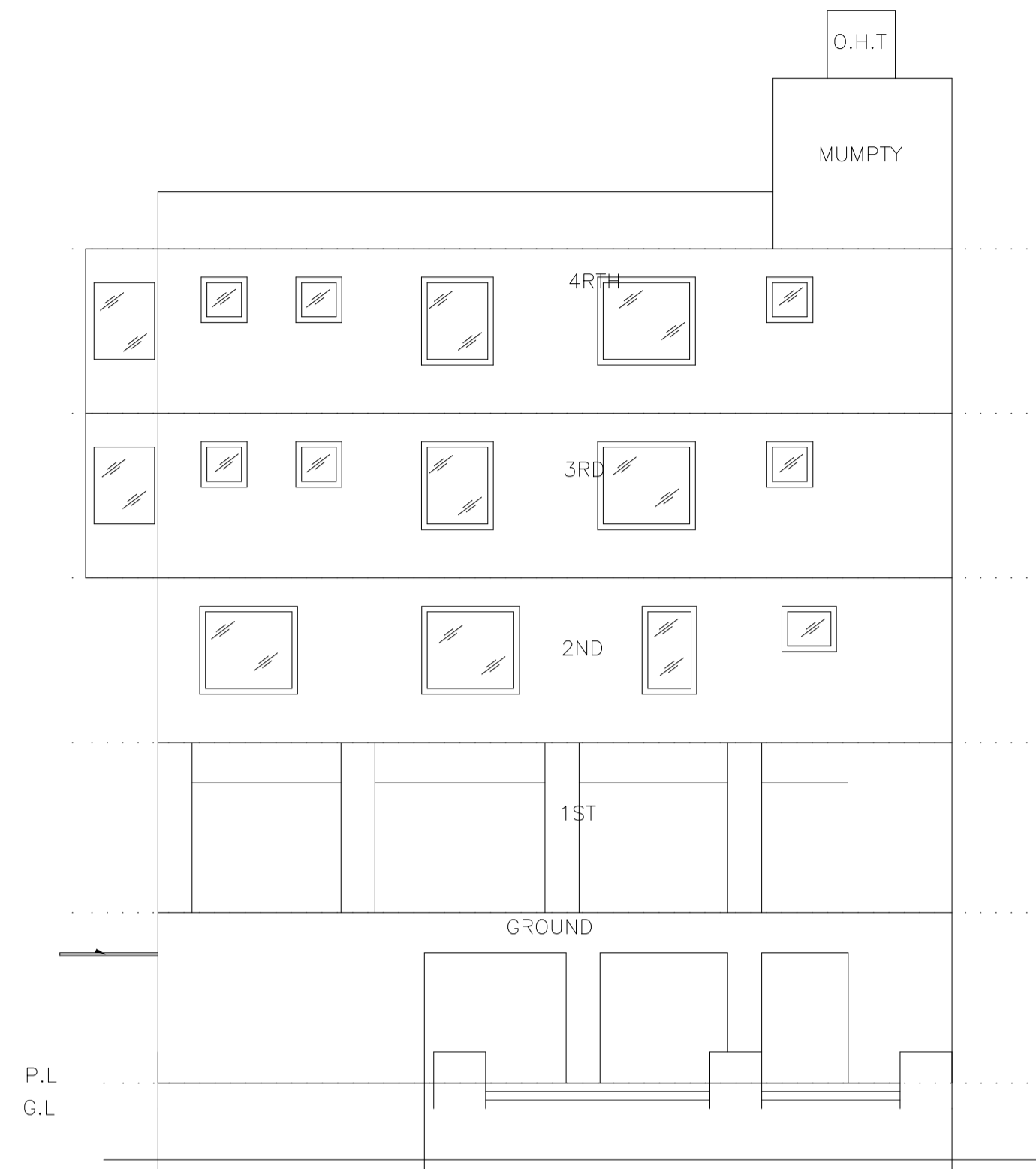
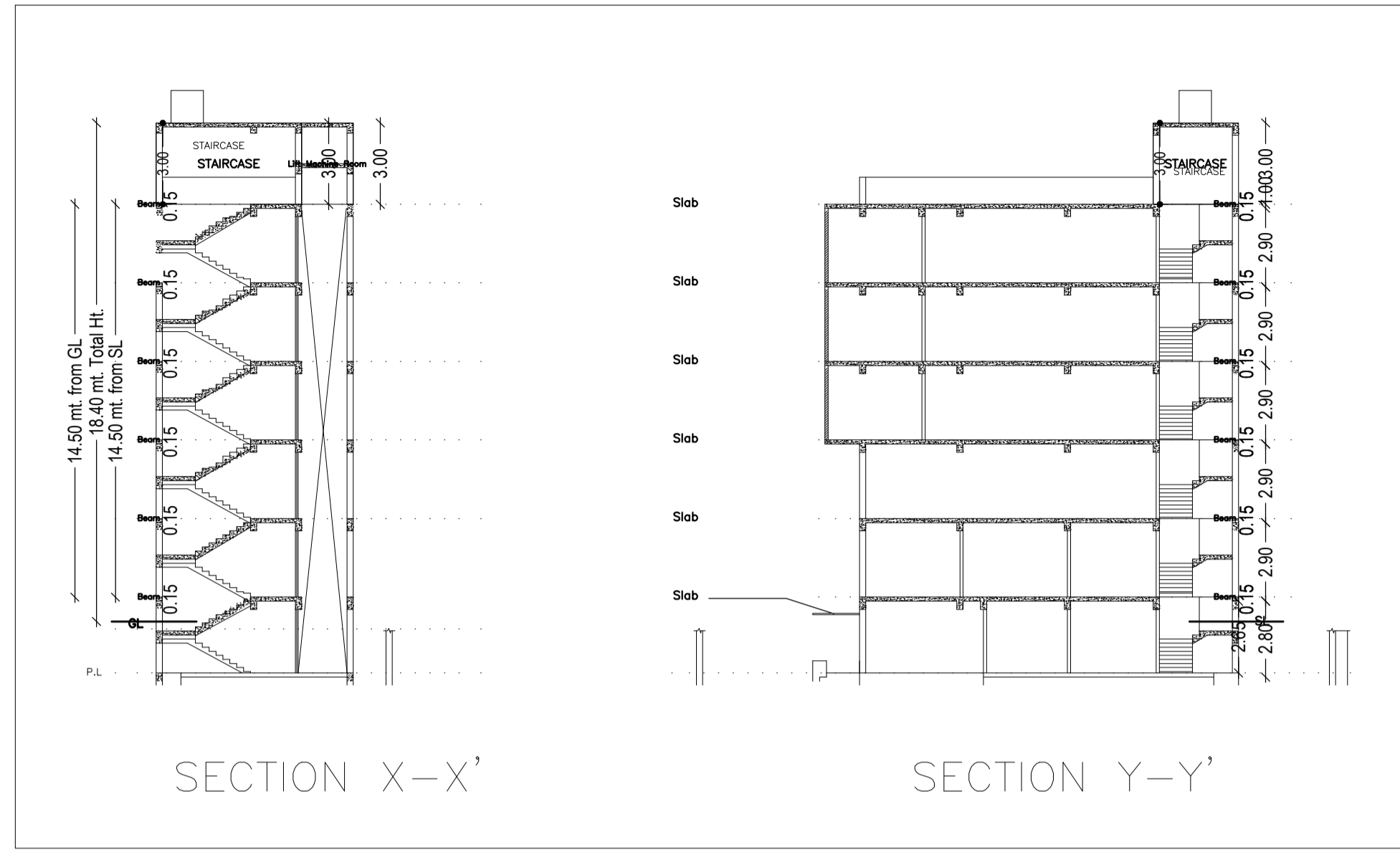


UnitBUA Table for Building :A (A)

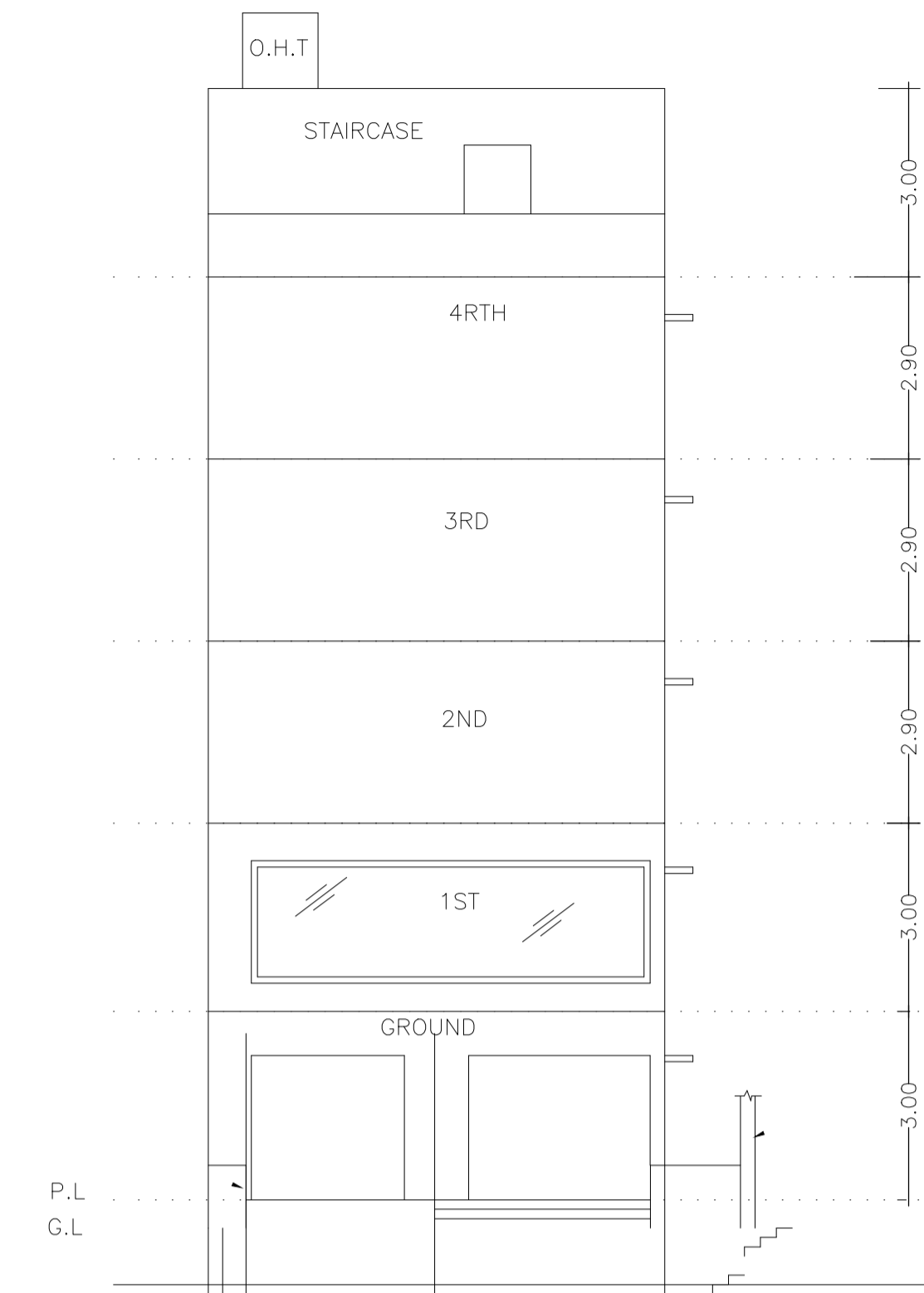
FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	SPLIT SHOP	SHOP	87.34	87.27	4	1
FIRST FLOOR PLAN	SPLIT SHOP	SHOP	87.34	87.27	4	1
SECOND FLOOR PLAN	SPLIT SHOP	SHOP	87.34	87.27	2	1
TYPICAL - 3, 4 FLOOR PLAN	SPLIT ABC	FLAT	98.02	97.95	6	2
Total:	-	-	458.06	457.71	22	5

STRUCTURAL ENG'S NAME AND SIGNATURE
BUILDER NAME AND SIGNATURE
DIGITAL SIGNATURE

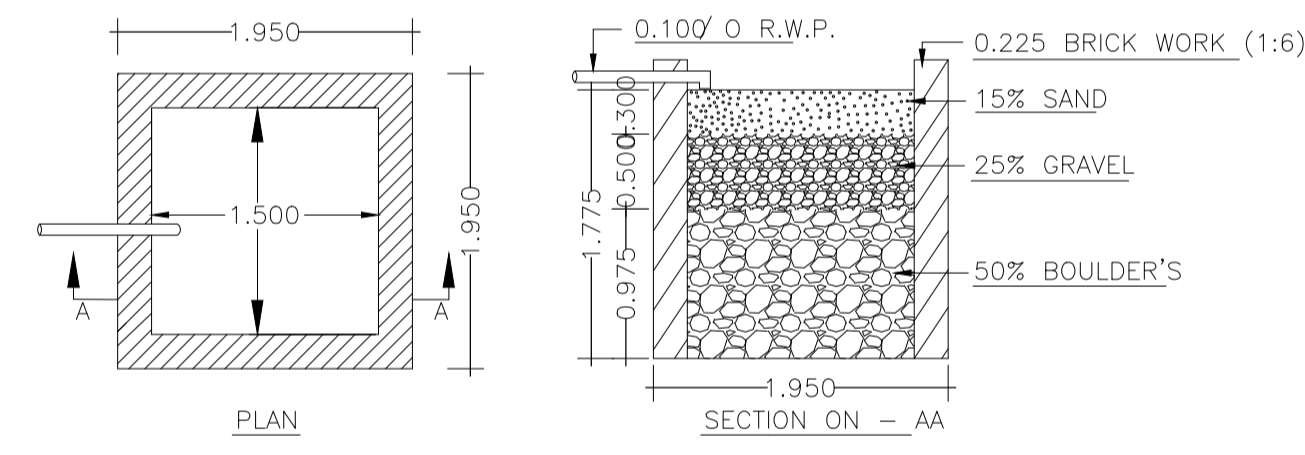
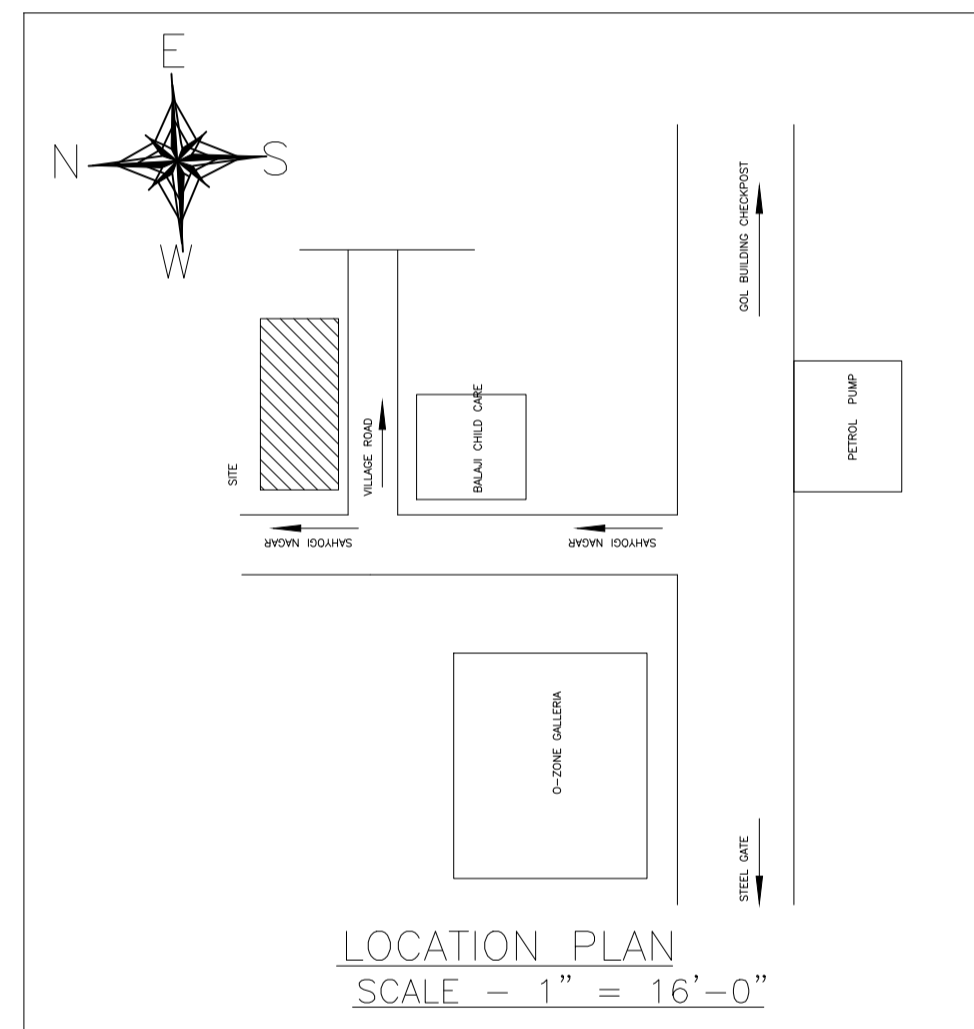
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Village Name	Saraidhela
Use	Mixed
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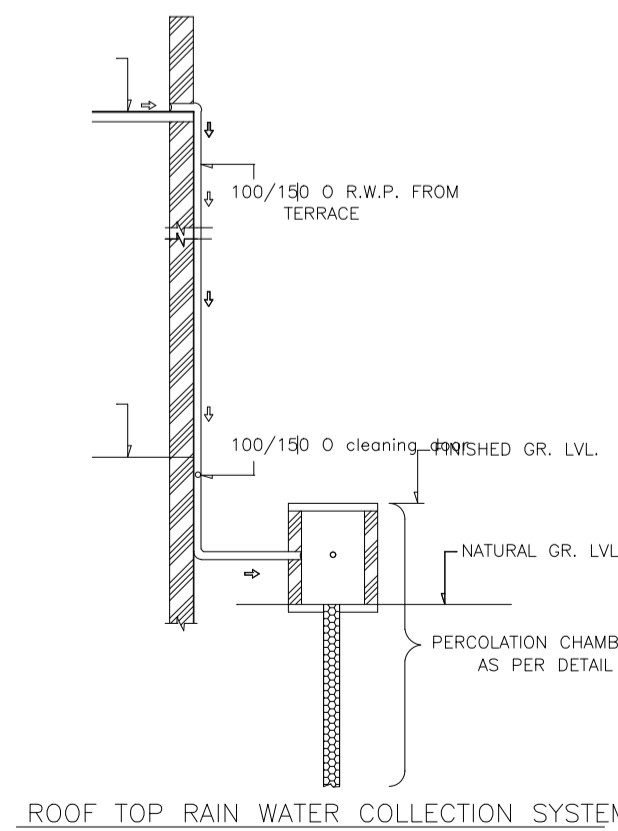
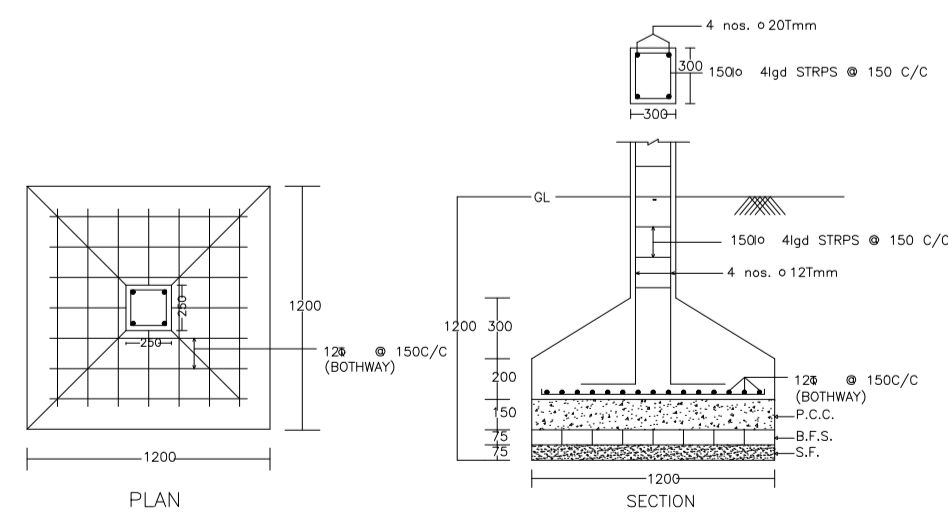
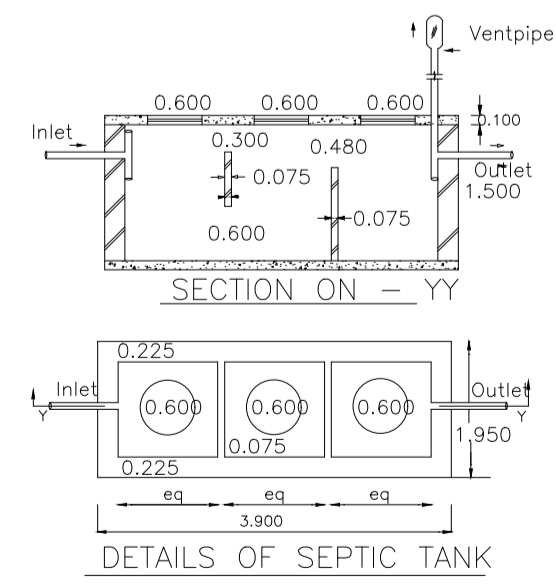
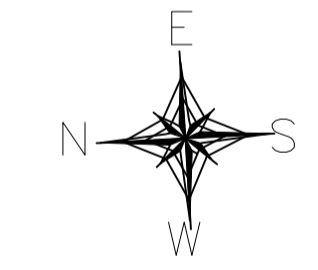
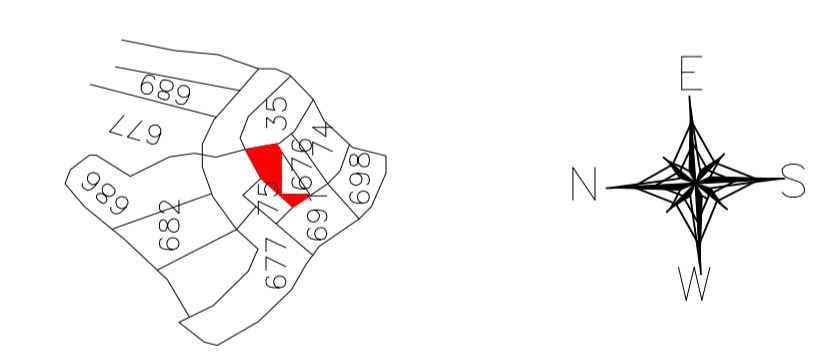
SIDE ELEVATION



FRONT ELEVATION



DETAILS OF WATER HARVESTING



LTP NAME AND SIGNATURE	STRUCTURAL ENG'S NAME AND SIGNATURE	BUILDER NAME AND SIGNATURE	DIGITAL SIGNATURE
Kushjee Pandey DMC/ARC/0027/2017			